

**Minutes of Regular Meeting of July 26, 2016**  
**City Council Chambers, One Twin Pines Lane, Belmont, CA**

**CALL TO ORDER 7:00 P.M.**

**ROLL CALL**

Councilmembers Present: Hurt, Stone, Lieberman, Kim, Reed

Councilmembers Absent: None

**PLEDGE OF ALLEGIANCE**

Led by Community Development Director de Melo

**SPECIAL PRESENTATIONS**

**National Night Out 2016**

Corporal Evan Branch provided an update on this year's National Night Out activities.

**Recognition of Carlmont High School Summer Interns**

Human Resources Director Dino described the summer intern program and the process by which interns are selected. She noted this is the second year of program, and eight interns were placed. Participants were given certificates of appreciation.

**Update from the Closing the Jobs-Housing Gap Task Force**

San Mateo County Supervisor Don Horsley noted that the Board of Supervisors recently authorized the placement on the November 2016 ballot of a 20 year extension of Measure A sales tax to help address housing.

**Sophie Mintier**, County Manager's Office outlined the new "Home For All" initiative. She described the formation of a task force to bring community leaders together to address the current housing crisis. She outlined the Action Plan which includes information regarding secondary dwelling unit resources, partnerships and community engagement. She explained that a website will be launched September 1. She requested that the City Council consider a future resolution of commitment toward the initiative.

Councilmembers expressed their appreciation and support to the Board of Supervisors regarding this important topic.

**PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA**

**Sarah Feldman**, Silicon Valley Ice Skating Association, provided an update regarding the sale of the Belmont Iceland property and the efforts of the skating community to restore a skating facility in the community.

**Ray Moreno**, Belmont resident, expressed concern regarding the condition of trees in the medians

on Ralston Avenue and El Camino Real.

**John Violet**, on behalf of the Belmont Library, provided an update of upcoming activities and events at the Library.

**Hilda Kurtovich**, **Lynne Murphy** and **Janet Coyle**, Belmont residents living on Chula Vista Avenue, expressed concerns regarding the Tierra Linda School construction project and the lack of communication with the neighboring residents.

**Perry Kennan**, Belmont resident, recommended putting Chula Vista traffic on a future City Council agenda.

Mayor Reed indicated that City staff would be in contact with the Chula Vista residents regarding this matter.

### **COUNCILMEMBER ANNOUNCEMENTS**

Councilmember Hurt outlined an upcoming event at the Yaseen Foundation.

Councilmember Stone noted that the Belmont-Redwood Shores 12C Allstar team went farther than any team has gone in playoffs. He also noted that Little League advanced to district championships. He pointed out that the last of the summer concerts would be held on July 31.

Mayor Reed noted that the next regularly-scheduled City Council meeting (August 9) is cancelled. He provided information from the San Mateo County court system regarding a jury duty scam that is under way. He described the three movie nights in the park.

### **COMMENTS REGARDING CONSENT CALENDAR**

Councilmember Hurt requested removal of the Minutes of June 14, 2016 for revisions. City Clerk Cook stated she would review the video and provide more detail as requested.

**Josh Powell**, Belmont resident, expressed concerns regarding tree removal along Ralston Avenue associated with the sidewalk project (Item 7E) and requested clarification regarding location.

**Perry Kennan**, Belmont resident requested clarification regarding the funding source for the Ralston Avenue Pedestrian Improvement Project.

Public Works Director Oskoui explained that the project website provides location of trees to be removed. He clarified that staff worked with city arborist, and that all the trees to be removed are on city property. He noted that tree replacement will occur elsewhere in Belmont. He described the funding sources, including a federal grant. He explained the high priority of the project and the availability of grant monies.

Councilmember Kim outlined that he cannot support the project due to the cost. He noted that the

City has lost its leverage for grant monies.

Public Works Director Oskoui described construction bidding nature in the current economy.

#### **ITEMS APPROVED ON CONSENT CALENDAR**

Minutes of Regular Meeting of June 28, 2016, and Regular Belmont Fire Protection District Meeting of June 28, 2016

Ordinance 2016-1107 Setting Sewer Rates for 2016/17 and 2017/18 (second reading)

Motion to Receive Monthly Financial Reports

Resolution 2016-077 authorizing the acquisition of one Public Works truck for a total amount not to exceed \$125,000

Resolution 2016-078 approving the summary vacation of a sewer easement at 2904 San Juan Boulevard (APN 043-173-370) and 2906 San Juan Boulevard (APN 043-173-030)

**ACTION:** On a motion by Councilmember Stone, seconded by Councilmember Hurt, the Consent Agenda was unanimously approved, as amended.

#### **ITEMS REMOVED FROM CONSENT CALENDAR FOR SEPARATE CONSIDERATION**

**Resolution authorizing the amendment to the Design Professional Agreement with BKF Engineers, Inc. for the design in the amount of \$15,000 and the execution of a construction contract for \$818,341 and an additional 10% contingency to DMZ Builders for the Ralston Avenue Pedestrian Improvement Project, City Construction Contract 2016-543**

**ACTION:** On a motion by Councilmember Lieberman, seconded by Councilmember Hurt, Resolution 2016-079 was approved (4-1, Kim no).

**RECESS**                      **8:20 P.M.**

**RECONVENE**              **8:25 P.M.**

#### **OTHER BUSINESS (Item taken out of order)**

#### **Consider Calling for a Special Municipal Election Seeking Voter Approval of a Half-Cent Transaction and Use (Sales) Tax for General Purposes**

City Manager Scoles provided a summary of the general fund budget. He noted that the City's aging infrastructure has been a topic of discussion for two years. He pointed out that the City's PCI (Pavement Condition Index) score is 55, the lowest in the County, and is in the bottom eight percent of cities regionally. He also provided information on the storm drain needs. He outlined the community engagement program undertaken throughout the last two years by the City to discuss this issue.

**Brian Godbe**, Godbe Research Consulting, described the methodology used to conduct a survey of residents regarding the likelihood of support for a general and special sales tax. He recommended that based on the survey results, consideration should be given for placing a general sales tax on the

November 2016 ballot. He explained his company has achieved a 91% success rate when recommending ballot measures based on findings.

**Tom McCune**, **Craig Michaels**, **Josh Powell**, **Adele Della Santina**, and **John Violet**, Belmont residents, expressed support for the ballot measure.

**Ray Moreno**, Belmont resident, commented regarding monies collected for sewer fees. He requested clarification regarding storm drain needs. He suggested that the City develop the vacant properties that it owns in the downtown and use the money for infrastructure.

**Perry Kennan**, Belmont resident, suggested defining the problem, outlining the needs, and providing revenue projections from the proposed sales tax.

**Dennis Pantano**, Belmont resident, commented regarding the online budget document. He expressed concern regarding the potential revenue stream from the proposed sales tax and recommended bonding against future revenues.

Councilmember Hurt stated that the City of Belmont has been prudent in its spending. She noted the sales tax is one fiscal tool, and pointed out that it will not solve all of the infrastructure needs. She expressed support for the ballot measure. She suggested addressing the use of City's assets for potential revenue sources. She recommended community forums during the election season to address questions.

Councilmember Kim noted that the job of government is to minimize risk. He expressed support for the ballot measure.

Councilmember Lieberman noted that the majority of emails he received were in support of the ballot measure. He expressed concerns that the proposed sales tax is not sufficient to meet the infrastructure needs. He pointed out that city staff is limited as to how many projects it can manage each year. He noted that future development projects could provide another revenue stream to further address needs. He expressed support for the ballot measure.

Councilmember Stone described infrastructure issues in other cities in San Mateo County, and noted that Belmont is not alone in its needs. He pointed out that the ballot measure provides for a citizens' oversight committee. He expressed support for the ballot measure.

Mayor Reed expressed support for asking the voters regarding this matter.

**ACTION**: On a motion by Councilmember Lieberman, seconded by Councilmember Stone, and unanimously approved to adopt Resolution 2016-080 calling for special municipal election on November 8, 2016 on a measure to approve a local half-cent sales tax for general City purposes; and to introduce and read by title only an ordinance of the City of Belmont adding Article V to Belmont City Code Chapter 23 establishing a local transaction and use tax for general city purposes

Council concurred to authorize Councilmembers Lieberman and Kim as primary ballot argument authors.

**RECESS:** 10:20 P.M.  
**RECONVENE:** 10:25 P.M.

**ACTION:** at this time, being 10:25 p.m. on a motion by Councilmember Stone, seconded by Councilmember Hurt, the meeting was unanimously extended to 11:00 p.m.

## **PUBLIC HEARINGS**

### **Rezoning, General Plan Amendment, and Mitigated Negative Declaration for the Hilton Homewood Suites Hotel Development at 1201 Shoreway Road**

**Sheldon AhSing**, Consultant Planner, described the potential development and the Planning Commission's discussion and action on the entitlements. He noted that the existing zoning does not permit hotel use, which is why the rezoning is being requested. He summarized the mitigated negative declaration regarding environmental impacts.

**Perry Patel**, project applicant, provided Homewood Suites Hotel's background in the region. He outlined the transit occupancy tax revenues that will be provided with this project.

In response to Councilmember Stone's inquiry, City Attorney Rennie explained that this project could be conditioned on payment of an impact fee based upon Council's adoption of the recent Nexus Study, even though the exact fee has not been adopted.

Community Development Director de Melo explained the parking variance and outlined where parking is available to meet the shortfall.

Councilmembers expressed their support for the project.

Discussion ensued regarding Nexus Study and impact fees.

**ACTION:** at this time, being 10:55 p.m. on a motion by Councilmember Stone, seconded by Councilmember Hurt, the meeting was unanimously extended to 11:30 p.m.

This matter was tabled to later on the agenda so that staff could meet with the applicant to discuss the impact fee.

### **Protest Hearing for Annual Report for Collection of Sewer Service Fees**

Public Works Director Oskoui explained that this action triggers the authority to forward the sewer service fees to the County for collection on the tax roll. He noted that the Council revised the fees at a previous meeting.

Mayor Reed opened the Public Hearing. City Clerk Cook noted that no protests were received.

**ACTION:** On a motion by Councilmember Lieberman, seconded by Councilmember Stone, the Public Hearing was unanimously closed.

**ACTION:** On a motion by Councilmember Stone, seconded by Councilmember Lieberman, Resolution 2016-083 approving the annual report for collection on the tax roll of sewer services fees charged to parcels to fund the operation and maintenance of the City's sewer collection system was unanimously approved.

**Amendments to Street Improvement Regulations**

Public Works Director Oskoui explained that current regulations require owners to improve the right-of-way when making certain improvements, specifically related to driveway approaches and sidewalks. He noted that the proposed amendment to the City Code would allow the deferment of these public improvements, and the deferment would be memorialized in an agreement recorded against the property.

Councilmember Stone recommended a future discussion to set policy as to when the sidewalk improvement would need to be made. He also suggested clarifying language for applicants.

City Attorney Rennie read the title of the ordinance.

**ACTION:** On a motion by Councilmember Stone, seconded by Councilmember Kim, and unanimously approved to introduce an ordinance amending Belmont City Code Section 7-13 regarding street improvement requirements, to waive further reading, and set the second reading and adoption for August 23, 2016.

**PUBLIC HEARINGS (continued from earlier)**

**Rezoning, General Plan Amendment, and Mitigated Negative Declaration for the Hilton Homewood Suites Hotel Development at 1201 Shoreway Road**

Community Development Director de Melo explained that the applicant has offered an impact fee of \$2 per square foot, to be deferred for three years for completion of the project.

Council concurred to accept this amendment to the project.

City Attorney Rennie read the title of the ordinance.

**ACTION:** On a motion by Councilmember Stone, seconded by Councilmember Lieberman, and unanimously approved to adopt Resolution 2016-081 adopting a Mitigated Negative Declaration (MND) and Mitigation Monitoring & Reporting Program (MMRP) for the project; to waive further reading and introduce an Ordinance Rezoning the subject property from M-1 Limited Manufacturing

to C-3 Highway Commercial; and to adopt Resolution 2016-082 amending the General Plan Designation for the property from IL-Light Industrial to CH Commercial Highway

(At this time, being 11:20 p.m., Councilmember Lieberman left the meeting.)

### **City Clerk Compensation and Benefits**

**Perry Kennan**, Belmont resident, commented regarding budget savings that were proposed during a previous election cycle relative to the city clerk's office. He recommended subcontracting the production of minutes.

City Attorney Rennie clarified that compensation for elected positions cannot be reduced during the term of the office.

Council concurred to form a council subcommittee comprised of Mayor Reed and Councilmember Hurt to develop a proposed adjustment to the Compensation and Benefit Program for the Office of City Clerk.

### **COMMISSION, COMMITTEE, AND COUNCIL INTERGOVERNMENTAL ASSIGNMENT UPDATES, AND STAFF ITEMS**

#### **Verbal report from Councilmembers on Intergovernmental (IGR) and Subcommittee Assignments**

No report.

#### **Verbal report from City Manager**

City Manager Scoles noted that a strike team from the fire department has been deployed to the fire in Monterey County. He noted that the City received a letter from the City of San Mateo stating its intent to explore the formation of a JPA (Joint Powers Authority) for fire service. He noted that this will be discussed at next City Council meeting. He announced that the Peninsula Clean Energy (PCE) rollout has begun.

**ADJOURNMENT** at this time, being 11:30 p.m.

**Terri Cook  
City Clerk**